



Truth-in-Sale of Housing Report

This is a visual disclosure report based on the current City of Saint Paul Truth-in-Sale of Housing Evaluator Guidelines and is valid for one year from the date of issuance and for the owner named.

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Phone: 651-266-8989
Fax: 651-266-1919
Web: www.stpaul.gov/dsi

Property Address: 754 SHERBURNE AVE

Date of Evaluation: Apr 29, 2021

Date of Expiration: Apr 29, 2022

This report is intended to provide basic information to the home buyer and seller prior to the time of sale.

This report WILL NOT be used to enforce the requirements of the Legislative Code; however, it will be used to determine if there is compliance with the requirements for sale within the City of Saint Paul, MN.

TISH Overall Rating



MAJOR NOTIFICATIONS AND WARNINGS

For questions on these items, call the City's Information and Complaint Line at 651-266-8989

- Residential Type: Single Family Dwelling

- Smoke Detectors:

- Smoke Detector Present: Y
- Smoke Detector Properly Located: Y
- Smoke Detector Hard Wired (required in Single Family Homes): N
- Smoke Detector Comments: H - Lacks functional Hard-Wired Smoke Detector/Alarm (HWSD/A).

Smoke Detector Installation: an electrical permit is required prior to installation of new/repared/replaced HWSD/A. This requirement is for single-family dwellings only. Permit will provide a follow-up city inspection upon notice of work completion. This is required to complete the corrective action identified in this report.

- Open Permits:

This property has No Open Permits.

BELOW MINIMUM

Basement/Cellar

- Stairs and Handrails

Bathroom(s)

- Water flow
- Windows size/openable area/mechanical exhaust

Exterior Space

- Drainage (grade)
- Roof structure and covering
- Windows (frames/storms/screens)

Garage(s)/Accessory Structure(s)

- Garage door(s)
- Slab condition
- Wall structure and covering

Sleeping Room(s)

- Walls and ceilings
- Window and door condition

Report Rating Key (Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related)			
H: Hazardous Condition	B: Below Minimum	C: See Comments	M: Meets Minimum
Y: Yes	N: No	NV: Not Visible	NA: Not Applicable

CITY OF SAINT PAUL TRUTH-IN-SALE OF HOUSING REPORT

Address: 754 SHERBURNE AVE

File Number: File#: 21-258331

Date of Evaluation: Apr 29, 2021

Owner: Vu Hoang Tran

Zoning District: R4

Client Name: Vu Tran

Present Occupancy:

Client Contact: Vu Tran

Number of Units Evaluated: Single Family Dwelling

Evaluator Name: Clay Thompson Dream House I

Evaluator Contact: Work: 612-369-5212
inspectorclay@gmail.com

Basement/Cellar

1. Stairs and Handrails	B
2. Basement/Cellar Floor	NV
3. Foundation	NV
4. Evidence of Dampness or Staining	NV
5. First Floor, Floor System	M
6. Beams and Columns	NV

1. B - The hand rail present does not comply with the current Housing Maintenance code.
2. C - Unable to fully view the basement components: not fully evaluated.

Electrical Services

7a. Number of Electrical Services	1
7b. Amps	100
7c. Volts	120-240

Basement Only

8. Electrical service installation/grounding	M
9. Electrical wiring, outlets and fixtures	M

Plumbing System

10. Floor drain(s) (basement)	M
11. Waste and vent piping (all floors)	M
12. Water piping (all floors)	M
13. Gas piping (all floors)	M
14. Water heater(s), installation	M
15. Water heater(s), venting	M
16. Plumbing fixtures (basement)	M

Heating System(s)

The Evaluator is not required to operate the heating plant(s) except during the heating season, between October 15 and April 15.

17a. Number of Heating Systems	1
17b. Type	Forced Air

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17c. Fuel Gas

18. Installation and visible condition NV

18. C - Heat exchanger and CO were not evaluated.

19. Viewed in operation (required in heating season) Y

20. Combustion venting M

21a. Additional heating unit(s): Type NA

21b. Additional heating unit(s): Fuel NA

21c. Installation and visible condition NA

21d. Viewed in operation NA

21e. Combustion venting NA

Kitchen

22. Walls and ceiling NV

22. C - Limited viewing of interior components due to furnishings throughout the dwelling.

23. Floor condition and ceiling height M

24. Evidence of dampness or staining N

25. Electrical outlets and fixtures M

26. Plumbing fixtures M

27. Water flow M

28. Window size/openable area/mechanical exhaust M

29. Condition of doors/windows/mechanical exhaust M

Living and Dining Room(s)

30. Walls and ceiling M

31. Floor condition and ceiling height M

32. Evidence of dampness or staining N

33. Electrical outlets and fixtures M

34. Window size and openable area M

35. Window and door condition M

Hallways, Stairs and Entries

36. Walls, ceilings, floors M

37. Evidence of dampness or staining N

38. Stairs and handrails to upper floors NA

39. Electrical outlets and fixtures M

40. Window and door conditions M

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Smoke Detectors

41a. Present	Y	H - Lacks functional Hard-Wired Smoke Detector/Alarm (HWSD/A). Smoke Detector Installation: an electrical permit is required prior to installation of new/repaired/replaced HWSD/A. This requirement is for single-family dwellings only. Permit will provide a follow-up city inspection upon notice of work completion. This is required to complete the corrective action identified in this report.
41b. Properly Located	Y	
41c. Hard-Wire	N	

Bathroom(s)

42. Walls and ceiling	M	
43. Floor condition and ceiling height	M	
44. Evidence of dampness or staining	N	
45. Electrical outlets and fixtures	M	
46. Plumbing fixtures	M	
47. Water flow	B	47. B - Below minimal water flow at 1st floor lavatory sink.
48. Windows size/openable area/mechanical exhaust	B	48. B - Bath fan does not duct to the exterior in the basement bathroom. B - Bath fan for 1st floor bathroom did not function.
49. Condition of windows/doors/mechanical exhaust	M	

Sleeping Room(s)

50. Walls and ceilings	B	50. B - Damaged ceiling IN FRONT BEDROOM.
51. Floor condition, area and ceiling height	M	
52. Evidence of dampness or staining	N	
53. Electrical outlets and fixtures	M	
54. Window size and openable area	M	
55. Window and door condition	B	55. B - Damaged door(s).

Enclosed Porches and Other Rooms

56. Walls, ceiling and floor condition	NA
57. Evidence of dampness or staining	NA
58. Electrical outlets and fixtures	NA
59. Window and door condition	NA

Attic Space

60. Roof boards and rafters	NV	60. C - Unable to fully view the attic components due to design and insulation: not fully evaluated.
61. Evidence of dampness or staining	NV	

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62. Electrical wiring/outlets/fixtures	NV	
63. Ventilation	NV	
Exterior Space		
64. Foundation	M	
65. Basement/cellar windows	M	
66. Drainage (grade)	B	66. B - Grade doesn't allow surface water to drain away from building.
67. Exterior walls	M	
68. Doors (frames/storms/screens)	M	
69. Windows (frames/storms/screens)	B	69. B - Cracked window glass.
70. Open porches, stairways and deck(s)	M	
71. Cornice and trim(s)	M	
72. Roof structure and covering	B	72. C - Unable to view the roof, chimney and gutters from the ground: not fully evaluated.B - There are lifted shingles on the house roof.
73. Gutters and downspouts	NV	
74. Chimney(s)	NV	
75. Outlets, fixtures and service entrance	M	
Garage(s)/Accessory Structure(s)		
76. Roof structure and covering	M	
77. Wall structure and covering	B	77. B - Weathered trim for garage.C - Limited viewing of garage interior due to stored items.
78. Slab condition	B	78. B - There are cracks evident in the garage slab.
79. Garage door(s)	B	79. B - Damaged overhead door.
80. Garage opener(s)	N	
81. Electrical wiring, outlets and fixtures	NV	81. C - Garage electrical was not visible or evaluated.
Fireplace/Woodstove		
82. Number of Units	NA	
83. Dampers installed	NA	
84. Installation	NA	
85. Condition	NA	
Insulation		
86a. Attic Insulation: Present	NV	
86b. Attic Insulation: Type	NV	
86c. Attic Insulation: Depth	NV	
87a. Foundation Insulation: Present	NV	
87b. Foundation Insulation: Type	NA	

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- 87c. Foundation Insulation: NA
Depth
- 88a. Knee Wall Insulation: NA
Present
- 88b. Knee Wall Insulation: Type NA
- 88c. Knee Wall Insulation: Depth NA
- 89a. Rim Joist Insulation: NV
Present
- 89b. Rim Joist Insulation: Type NA
- 89c. Rim Joist Insulation: Depth NA

General

- 90. Carbon Monoxide Alarm M
- General Comments

LEGAL NOTICES:

Chapter 189 of the Saint Paul Legislative Code requires all single family, duplex, condo, townhouse and co-op homes for sale in the city to have a Truth-in-Sale of Housing disclosure report prepared and available to prospective buyers. A Truth-in-Sale of Housing disclosure report must be done for Contract-For-Deed sales.

A Truth-in-Sale of Housing (TISH) Disclosure Report in the City of Saint Paul is intended to provide basic information to the home buyer and seller prior to the time of sale. Failure to obtain a Truth-in-Sale of Housing disclosure report or failure to make that disclosure report available to prospective buyers, is a violation of law and is punishable as a misdemeanor carrying up to 90 days in jail and/or a \$1,000.00 fine.

A valid Truth-in-Sale of Housing disclosure report must be conspicuously displayed at the premises for all prospective buyers. TISH disclosure reports are also available online: <https://online.stpaul.gov/web/portal/public-search>

- This report WILL NOT be used to enforce the requirements of the Legislative Code; however, this evaluation form will be used to determine if there is compliance with the requirements for a hard-wired smoke detectors.
- This TISH report is based on the current Truth-in-Sale of Housing Evaluator Guidelines and is based upon different standards than the lender, Federal Housing Administration (FHA) or Veterans Administration (VA).
- This TISH is not warranted, by the City of Saint Paul nor by the evaluator for the condition of the building component, nor of the accuracy of this report.
- This TISH report covers only the items listed on the form and only those items visible at the time of the evaluation.
- The Evaluator is not required to operate the heating plant (except during the heating season), use a ladder to observe the condition of the roofing, disassemble items or evaluate inaccessible areas.
- This TISH report is valid for one year from the date of issue and only for the owner named on this report.
- If this building is used for any purpose other than a single family dwelling, it may be illegally zoned. To help you determine legal uses under the zoning ordinance, contact the Zoning Administrator at (651) 266-9008.
- Automatic garage doors should reverse upon striking an object. If it does not reverse, it poses a serious hazard and should be repaired or replaced immediately.
- All single family residences in Saint Paul must have at least one smoke detector connected to the electrical system (hard-wired). The detector must be located near sleeping rooms. For more information call Fire Prevention, (651)228-6230. (Saint Paul Legislative Code, Chapter 58.)
- Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Utility, and (651)266-6234.
- A house built before 1950 may have lead paint on/in it. If children ingest lead paint, they can be poisoned. For more information call Ramsey County Public Health, (651)292-6525.
- Neither the City of Saint Paul nor the Evaluator is responsible for the determination of the presence of airborne particles such as asbestos, noxious gases such as radon, or other conditions of air quality that may be present, nor the conditions which may cause the above.

Questions regarding this report should be directed to the evaluator. If you desire a reinspection and amended report, please contact your evaluator. They will perform a reinspection and file an amended report with the City of Saint Paul. The TISH evaluator may charge for this reinspection. Complaints regarding this report should be directed to Department of Safety and Inspections, Truth-in-Sale of Housing Program, Phone 651-266-8989.

Evaluator Statement:

I hereby certify I prepared this report in compliance with the Saint Paul Evaluator Guidelines, City of Saint Paul City Ordinance 189 and all other applicable policies and procedures of the Truth-in_Sale of Housing Board. I have utilized reasonable and ordinary care and diligence and I have noted all conditions found that do not conform to the minimum standards of maintenance. The report covers only those problems listed and reasonably visible at the time of my evaluation and does not warrant future useful life of any house component or fixture. I have included all required information pages with this report.

Evaluator Name: Clay Thompson Dream House Inc

Phone: Work: 612-369-5212

Evaluation Date: Apr 29, 2021